

Draft
FINDING OF NO SIGNIFICANT IMPACT
FOR
Environmental Assessment of Proposed Lease
Coralville Reservoir,
Johnson County, IA

Having reviewed the information contained in this Environmental Assessment, I find that the proposed Alternative 1: MYCA Lease would have no significant impacts on the environment.

Alternatives evaluated in this EA include:

1. Leasing the former Camp Daybreak area for group recreational use and development by a non-profit organization, as proposed in the Muslim Youth Camps of America (MYCA) application;
2. Leasing the former Camp Daybreak area for group recreational use and development by a non-profit organization at a reduced level of development and use;
3. Low density recreational day use of the former Camp Daybreak area under administration by the Corps (no lease); and
4. No action-no current plans for development or lease.

Factors that were considered in making this determination that an EIS is not required were:

- | | |
|---|-----------------------------------|
| ➤ Natural Resources | ➤ Recreation |
| ➤ Wetlands | ➤ Property Values |
| ➤ Sensitive Species and Unique Habitats | ➤ Public Safety |
| ➤ Water Quality | ➤ Regional and Local Employment |
| ➤ Regulatory Floodplains | ➤ Regional and Local Incomes |
| ➤ Prime and Unique Farmlands | ➤ Environmental Justice |
| ➤ Soils and Geology | ➤ Local Infrastructure Resources |
| ➤ Demographics | ➤ Cultural and Historic Resources |
| ➤ Community Cohesion | ➤ Aesthetics and Visual Impacts |
| ➤ Local Tax Base | ➤ Noise |
| ➤ Land Use | ➤ Hazardous and Toxic Wastes |

The analysis of all impact criteria indicated that there would be no significant environmental impacts as a result of the implementation of any of the four alternatives. While not viewed to be significant, there is a recognizable difference in the magnitude of impacts between each alternative. The magnitude of impacts is successively reduced from Alternative 1 to Alternative

4. Alternatives 1 and 2 are consistent with the Master Plan's designation of the use of the site as high intensity recreation. Alternative 2: Reduced Use would provide a lower level of recreational benefit compared to Alternative 1. In contrast, Alternatives 3 and 4 provide some recreational use of the portions of the site. However, these alternatives do not meet the criteria for high intensity recreational use of the premises and do not serve the intended use of the land as set forth in the Master Plan.

Preferred Alternative

Alternative 1: MYCA Lease is recommended as the preferred alternative. This alternative was selected for the following reasons:

- finding of no significant impact to environment,
- consistent with project purpose and need,
- consistent with the Corps' Master Plan and designated land use for site, and
- provides increased recreational benefit to the greatest number of users.

As a condition of a lease, MYCA, or any other applicant proposing the level of use described under this alternative, would be required to obtain all appropriate and applicable approvals and permits including the following:

- Water Quality Certification (Section 401 permit) from IDNR
- Section 404 permit from USACE, Rock Island District, and
- Variance and permit from IDNR for wastewater treatment facility siting.

The MYCA Lease and Reduced Use Alternatives do not meet current state standards for location of wastewater treatment facilities. Development of either alternative would be contingent on a change in state standards or the issuance of a variance in the buffer zone requirements. In the event that the IDNR does not issue a variance for either Alternative 1 or 2, alternative wastewater development proposals that meet the IDNR wastewater treatment requirements should be considered.

Date

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